



Regular Meeting  
of the  
San José  
Neighborhood Services & Education Committee  
held  
August 14, 2008 at 1:30 P.M.

Present: Chair Chirco, Vice Chair Nguyen, Councilmember Nancy Pyle, Councilmember Chu, Jeff Janssen, Barbara Jordan and Norberto Dueñas

The meeting was convened at 1:35 p.m.

**a. Report on Alum Rock Form Based Zoning (PBCE) (Verbal Report)**

Richard Keit, Director of Neighborhood and Business Development, Redevelopment Agency, presented an overview of the report. He introduced Carol Hamilton, Senior Planner, and Laurel Prevetti, Assistant Director, Planning, Building and Code Enforcement (PBCE). Mr. Keit gave a brief history of how the Alum Rock area became a neighborhood business district. It is considered a neighborhood serving corridor and a mass transit corridor. He added that currently, there is a draft Environmental Impact Report (EIR) for a proposal for a Bus Rapid Transit (BRT) and an LRT (Light Rail Transit) line. Currently, there are discussions regarding parking and sidewalks to address pedestrian activity and mass transit. The Redevelopment Agency is working with the PBCE and the Department of Transportation (DOT) to find a solution to these issues.

Carol Hamilton, Senior Planner, PBCE, informed the Committee that the Alum Rock form based zoning is proposed for the area of the segment of the Alum Rock neighborhood business district between King Road and the 680 freeway. Ms. Hamilton explained that staff is working to achieve their goal of setting a vision for Alum Rock to be a transit and pedestrian-oriented business district. Staff needs to address the issue of residential uses and mixed use development.

Upon motion by Councilmember Pyle, seconded by Vice Chair Nguyen, the Committee voted to accept the report.

**b. Inclusionary Housing Update (Housing) [Request deferral to October, 2008]**

Upon motion by Vice Chair Nguyen, seconded by Councilmember Pyle, the Committee voted to defer the report.

**c. Update on PDO/PIO In Lieu Adjustment (PRNS)**

Dave Mitchell, Parks Planning Manager, Parks, Recreation and Neighborhood Services, presented the report. Mr. Mitchell stated under the Quimby Act, the City requires developers to dedicate land or pay the associated in-lieu fee at three acres per thousand residents. Mr. Mitchell noted that with this annual adjustment, the land value in three areas – Berryessa, Alviso and North San José – is up. In four areas – Alum Rock, Willow Glen, Cambrian and West San José – the land value is down. The rest of the areas remain the same.

Upon motion by Vice Chair Nguyen, seconded by Councilmember Pyle, the Committee voted to accept the report.

**d. San José State University Schedule/Joint Use Agreement Update (PRNS) (Verbal Report)**

Matt Cano, Parks, Recreation and Neighborhood Services Manager, presented an update on the Joint Use agreement with San José State University (SJSU). Mr. Cano explained that the City is in negotiations with SJSU to develop soccer fields in the university's south campus. A current issue is that the Bud winter track and field, which the community uses for walking, is located where the City wants to construct the soccer fields. The City and SJSU are working towards a solution that would include constructing a walking pathway around the fields. Mr. Cano reported that staff will be returning to the City Council with a report that provides all the deal points that have been negotiated. In early 2009, staff will again return to Council with the formal discussions that have been concluded.

Councilmember Chu asked Mr. Cano how parking would be addressed. Mr. Cano stated that staff is exploring all opportunities for a short term solution and a long term permanent solution. One option staff is reviewing is to use the lot that would become vacant when the current Spartan Village gets demolished. Another is to use the upper diamond of the SJSU baseball field.

Upon motion by Councilmember Pyle, seconded by Vice Chair Nguyen, the Committee voted to accept the report.

**e. Report on Park Walking Distance Standards (PRNS)**

Dave Mitchell, PRNS, presented the report on park walking distance standards. Mr. Mitchell stated that the Urban Environmental Accords require that cities provide recreation open space and parks within a half kilometer of every City resident by 2015- which would equal one-third (1/3) of a mile. In 2000, the Greenprint established that it was three-quarter (3/4) mile for every resident. Mr. Mitchell explained that this change resulted in the identification of 41 areas in the City that are not being served. The City is in the process of actually counting homes in those areas. In order to meet the one-third of a mile requirement, the City would have to purchase more land. Although the City does not have the acquisition fund to purchase those 41 sites, staff hopes to acquire most of

these sites by 2020.

Chair Chirco stated that she is concerned about school sites. She noted if the school districts decide to sell for financial reasons, the City should be made aware and allowed to exercise whatever rights it has.

Ms. Carey Hamilton, a member of the public, asked if the City is allowed to count private access as open space. She also asked what the funding gap is to acquire the sites. Mr. Mitchell stated that staff has not defined those private areas as open space. He added that the funding gap is probably between \$84 to \$100 million if they have to purchase 37 acres at \$2 million per acre.

Upon motion by Vice Chair Nguyen, seconded by Councilmember Pyle, the Committee voted to accept the report.

**f. Report on Key Legislative Items (CMO)**

Betsy Shotwell, Director of Intergovernmental Relations, presented the report. Ms. Shotwell reviewed bills that were of particular interest to the City.

- AB 1252 (Caballero) – Propositions 1C and 1B: 2007-08 Budget Act Augmentations. Bill has been signed by the Governor end of June. City received \$10.8M for projects.

- AB 2494 (Caballero) – Housing-Related Parks Program. Bill has passed the Appropriations Committee and now moved on to the Senate floor.

- SB 732 (Steinberg) – Prop. 84: Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006. Bill is on the Assembly Floor Inactive File.

- SB 1674 (Torlakson) – Before and After School Program. Bill does not have any impact on our existing programs and funding. Legislation gives entities the option to have a weekend program as opposed to a program during weekdays.

Upon motion by Vice Chair Nguyen, seconded by Councilmember Pyle, the Committee voted to accept the report.

**g. Review of Quarterly Performance Measure Reporting (Neighborhood Services CSA) [Request deferral to September, 2008]**

Upon motion by Vice Chair Nguyen, seconded by Councilmember Pyle, the Committee voted to defer the report.

**h. Strong Neighborhood Monthly Update (CMO)**

**1. Neighborhood Leadership Development Update [Deferred from April, 2008]**

Laura Lam, Strong Neighborhoods Manager, gave a brief overview of the report and introduced Ernest Guzman, Supervisor, who presented the report. Mr. Guzman noted that all ten caucuses have occurred and that a full set of nominations will go forward to the Council later in the year. Ms. Lam stated that citizens from multiple districts executed a very well done meeting, both transparent and open.

Ms. Lam stated that as for proposed next steps for the Neighborhoods Commission, nominations are currently being screened through the City Clerk's and City Attorney's Offices. A team is also currently conducting a Boards and Commissions analysis to identify challenges and improvements in the current system prior to the Neighborhoods Commission coming on board. The team expects to have the boards and commission analysis to the Council for consideration by the fall. If that timeline follows, the Commission should be seated by January, 2009.

Upon motion by Vice Chair Nguyen, seconded by Councilmember Pyle, the Committee voted to accept the report.

**i. Schools/City Collaborative Monthly Update (CMO)**

**1. Reports from School Safety, Joint Use, and Teacher Recruitment/Retention Subcommittee Reports**

Deputy City Manager Norberto Dueñas gave an overview of the report and introduced Management Fellow Ernest Azevedo who presented the report. Mr. Azevedo noted that each of the sub-committees have now created their calendars for the upcoming school year. Sub-committees have been meeting since July and have set some priorities. The School Safety Sub-Committee has defined the adult crossing guard program as a priority, and the Teacher Recruitment/Retention Sub-Committee has identified the new teacher orientation, housing and home purchasing program as some of its priorities.

Councilmember Pyle stated that there has been a practice that if someone applied to be a school crossing guard, they could be assigned anywhere in the City. Apparently, this has discouraged a lot from applying, and she asked if this has been a part of the discussion. Mr. Azevedo stated that the School Safety Subcommittee has already defined this as a priority and will make it one of their top discussions.

Upon motion of the Councilmember Pyle, seconded by Vice Chair Nguyen, the Committee accepted the report.

**j. Oral Petitions**

There were none.

HONORABLE MAYOR AND CITY COUNCIL

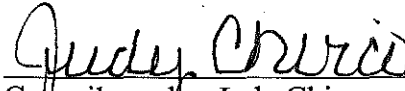
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**k. Adjournment**

The Committee adjourned at 2:42 p.m.

A handwritten signature in black ink, reading "Judy Chirco", is written over a horizontal line.

Councilmember Judy Chirco  
Chair, Neighborhood Services  
and Education Committee

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